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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

(NORTHERN DIVISION)

BENJAMIN RIOS,)
Plaintiff,) CASE NO. 3:11-cv-00637-LRH-WGC
v.)
WASHINGTON MUTUAL BANK, FA;)
CALIFORNIA RECONVEYANCE)
COMPANY; JPMORGAN CHASE BANK,)
N.A.; JAUHAR SHUAIB; and DOES 1-25)
CORPORATIONS, DOES and ROES 1-25)
individuals, Partnerships, or anyone claiming)
any interest to the property described in the)
action,)
Defendants.)

1
2 Defendants JPMorgan Chase Bank, N.A., separately, and its capacity as acquirer of certain
3 assets and liabilities of Washington Mutual Bank, F.A. ("WAMU") through the FDIC, acting as
4 receiver ("Chase") and California Reconveyance Company ("CRC") (collectively, "Defendants"),
5 by and through their counsel, and Plaintiff Benjamin Rios, in proper person, hereby stipulate and
6 agree as follows:
7

8 1. The within Complaint shall be dismissed with prejudice as against each of the
9 Defendants, with the parties to bear their own attorneys' fees and costs of suit, and JPMorgan and
10 CRC (and their respective affiliates, predecessors, successors, and assigns) shall be released and
11 discharged from all claims that are herein alleged, or could have been alleged, by the Plaintiff.

12 2. Nothing in this Order, or the relief granted herein, shall be construed or deemed to
13 alter, affect, limit, waive, or restrict the rights of JPMorgan or CRC (or any of their affiliates,
14 predecessors, successors, and assigns) relating to the property that is the subject of this action
15 (5705 Winnemucca Ranch Road, Reno, Nevada 89510) and/or any mortgage, security interest, or
16 foreclosure relating to said property.

17 3. The Notice of Lis Pendens (Instrument Number 4018496) that Plaintiff caused to
18 be recorded on or about June 30, 2011, against the subject property, shall be cancelled and
19 expunged from the records of the Washoe County, Nevada Recorder ("Recorder"), and shall be of
20 no force or effect whatsoever; and this Order may be recorded with the Recorder forthwith.

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24 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**
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4. Inasmuch as this action is being dismissed with prejudice as against all named defendants, this lawsuit is hereby CLOSED and all pending motions and other matters herein are hereby VACATED. The parties advise the Court that no trial date has been set in this matter.

April
DATED this 12 day of March, 2012

SMITH LARSEN & WIXOM

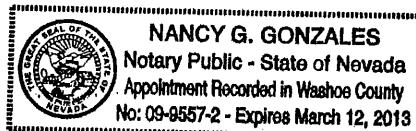

Kent F. Larsen, Esq., NBN 3463
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Attorneys for Defendants
JPMorgan Chase Bank, N.A. separately
and in its capacity as acquirer of certain
assets and liabilities of WAMU, through
the FDIC acting as receiver; California
Reconveyance Company

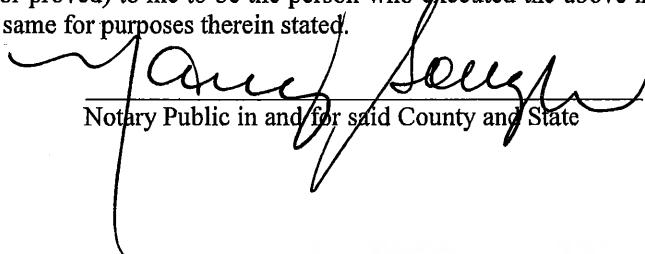
DATED this ____ day of March, 2012

Benjamin Rios
Benjamin Rios
5705 Winnemucca Ranch Road
Reno, Nevada 89510
lopez.georgina@yahoo.com
Plaintiff in proper person

STATE OF NEVADA) ss.
COUNTY OF WASHOE)

On this 11th day of APRIL, 2012, before me, a Notary Public in and for said County and State, personally appeared Benjamin Rios, personally known (or proved) to me to be the person who executed the above instrument, and acknowledged to me that he executed the same for purposes therein stated.




Notary Public in and for said County and State

IT IS SO ORDERED:

DATED this 16th day of April, 2012.


LARRY R. HICKS
UNITED STATES DISTRICT JUDGE